

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM
GROUP 5

Property ID: R22188

Property Information

property address: 801 N TEXAS AVE

legal description: CITY OF BRYAN, BLOCK 46, LOT 1A, (INCL'S ALLEY)

owner name/address: BROOKSHIRE BROTHERS LTD

1201 ELLEN TROUT DR

LUFKIN, TX 75904-1233

full business name: Conoco + Tobacco Barn

land use category: Comm - Retail

type of business: gas station, tobacco store

current zoning: C3

occupancy status: occ

lot area (square feet): 39500

frontage along Texas Avenue (feet): 250

lot depth (feet): 150, with 100' driveway

sq. footage of building: 8120

property conforms to: ☒ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards

Improvements

of buildings: 2 building height (feet): 20/24 # of stories: 1/1

type of buildings (specify): Concrete / metal

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

fr=50/side=53/prop side=37/rear=25

approximate construction date: 1999

accessible to the public: ☒ yes ☐ no

possible historic resource: ☐ yes ☒ no

sidewalks along Texas Avenue: ☒ yes ☐ no

other improvements: ☐ yes ☐ no (specify) Wood fence

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no

☐ dilapidated ☐ abandoned ☒ in-use

of signs: 1 type/material of sign: metal + plastic

overall condition (specify): clean + good shape

removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no

of available off-street spaces: 16

lot type: ☐ asphalt ☒ concrete ☐ other _____

space sizes: 18

sufficient off-street parking for existing land use: ☐ yes ☒ no

overall condition: great, faded stripes

end islands or bay dividers: ☒ yes ☐ no

landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 1 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no
if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☐ yes ☒ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no
comments: _____

Outside Storage

☒ yes ☐ no (specify) Covered / Enclosed
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?
☒ yes ☐ no (circle one) residential use residential zoning district
is the property developable when required buffers are observed? N/A ☐ yes ☐ no
if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

